

For lease

The North Shore Atrium

6800 & 6900 Jericho Turnpike, Syosset, NY

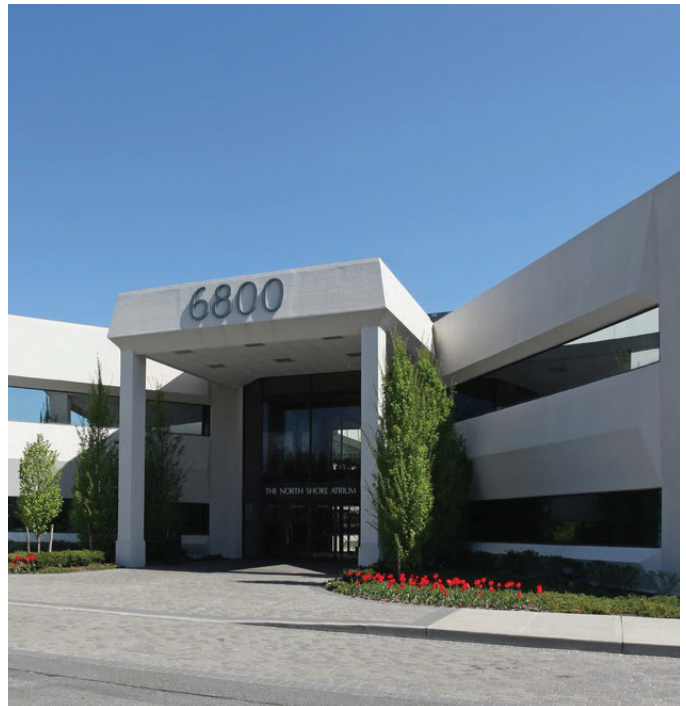
Premier office
space available

6800 Jericho Turnpike

Floor	Availability	Possession
1 st	11,219 RSF (Divisible)	Immediate
1 st	5,089 RSF	Immediate
1 st	4,253 RSF	Immediate
1 st	4,137 RSF	Immediate
1 st	2,222 RSF	Immediate
2 nd	5,159 RSF	Immediate
2 nd	4,900 RSF	Immediate
2 nd	4,389 RSF	Immediate
2 nd	1,683 – 3,250 RSF	Immediate
2 nd	950 RSF	Immediate

6900 Jericho Turnpike

Floor	Availability	Possession
Ground floor	7,173 RSF	Immediate
1 st	4,354 RSF	Immediate
1 st	7,604 RSF	Immediate
2 nd	1,764 RSF	Immediate
2 nd	1,749 RSF	Immediate
3 rd	12,809 – 15,633 RSF	Immediate



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Rental rate:

- \$27.50 PSF plus \$3.50 PSF electric

Location:

- Minutes from LIE (I-495) and Seaford Oyster Bay Expressway (Route 135)
- Close proximity to restaurants, hospitals, and hotels

Property highlights:

- On-site management
- Ownership will modify space to meet tenant's needs
- Full service café
- Fitness center
- Conference center
- Abundant parking
- 24/7 building access



Hotels

1. Hilton Garden Inn Melville
2. Best Western Woodbury Inn
3. Days Inn by Wyndham Woodbury
4. Holiday Inn Plainview
5. East Norwich Inn
6. Four Points by Sheraton Melville
7. Hilton Garden Inn Melville
8. Days Inn by Wyndham Hicksville
9. Econo Lodge
10. Viana Hotel & Spa

Restaurants

1. Mara's Homemade
2. Franina
3. Il Fornello
4. Chris & Tony's Restaurant
5. Kashi Japanese
6. Café Testarossa
7. Rare650
8. Bella Notte
9. Sage Bistro Moderne
10. The Cotillion
11. Café Dolce Vita

Quick Service Restaurants

1. Wendy's
2. Village Heros
3. McDonald's
4. Au Bon Pain
5. Bareburger
6. Five Guys
7. Chick-Fil-A
8. Starbucks
9. Subway
10. Dunkin' Donuts

Public transportation

1. Long Island Railroad – Syosset
2. Long Island Railroad – Hicksville
3. Long Island Railroad – Bethpage

